\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.\*

The Board of Adjustment meeting will be accessible for online viewing at: https://zoom.us/j/86900303090

Or via phone at: 253-215-8782 with the following Meeting ID: 869 0030 3090

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

# GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- If you wish to testify, and are on a computer, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- If you wish to testify by phone, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press \*6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing \*6.

# Agenda – *REVISED 10/15/20*BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS Regular Meeting November 4, 2020 1:30 p.m.

- 1. Call to order.
- 2. A public hearing to consider each of the following;

**APPEAL #20325 –** Appeal filed by DBA/Personal Space Fitness, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a fitness center/gym, at 5213 Daggett Ave.

WARD 10 #AOP-5588-20 ZONE: "A" – Single Family Dwelling District

**APPEAL #11421 –** Appeal filed by Network Real Estate, LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to remove and replace existing and install new antennas and equipment on roof, per plans, at 5410 January.

WARD 16 #AB-557358-20 ZONE: "A" – Single Family Dwelling District

**ZONE: "F" – Neighborhood Commercial District** 

**APPEAL #11422** – Appeal filed by Rosemann & Associates, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a mixed-used building (office/assembly space on 1<sup>st</sup> floor and dwelling unit on 2<sup>nd</sup> floor) per plans, at 4242 W. Finney Ave.

WARD 18 #AB-539431-17 ZONE: "C" – Multiple-Family Dwelling District

**APPEAL#11423**– Appeal filed by Next Project Studio, LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct an addition to their home, per plans, at 6239 Westway Pl.

Ward 16 #AB-557671-20 ZONE: "A" – Single Family Dwelling District

**APPEAL #11424** – Appeal filed by Oliver Hamilton, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations, construct a two (2) car garage and one (1) family unit, per plans, at 2006 Russell Blvd (Rear)

Ward 7 #AB-558078-20 ZONE: "C" – Multiple Family Dwelling District

**APPEAL #10596-RH – Revocation Hearing** for JJAW Business Solutions, LLC, from the determination of the Building Commissioner in the revocation of an area variance and a use variance, with conditions, and an occupancy permit authorizing the Appellant to operate a full drink bar and restaurant with patio seating, at 1500 Monroe St.

WARD 5 #AO-520585-13 ZONE: "C" – Multiple-Family Dwelling District

- 3. Deliberations on the above hearings.
- 4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 28, 2020.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

# J. Klitzing, Chairman

### cc: Via Email:

Zoning Staff

Mary Hart Burton, Zoning Administrator

Randall Mourning, Building Commissioner's Office

Ed Ware, Building Inspection Section

Steve Conway, Mayor's Office

Leonard Johnson, Neighborhood Business Development Director

City Counselor

Jimmie M. Edwards, Director of Public Safety

Otis Williams, SLDC

Dotti Pennington, NSO

Dale Ruthsatz, SLDC

Margaret Johnson, Multigraph

Cecilia Dvorak, PDA

Sherran White, Building Inspection Section

Brian Alcaraz, Building Inspection Section

Chris Schlumm, Building Inspection Section

Rob Orr, SLDC

Jay Watson

Russell Halliday

Project Connect

### Via Hard Copy only:

Court Reporter

Fire Marshall, 1421 N. Jefferson

# Via Hard Copy with Attachments:

Alderman, Room 230

Mary Hart Burton, Zoning Administrator

City Counselor

Board Members

Business Assistance Center, Room 421

### Via Hand Delivery:

Register, Room 234

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